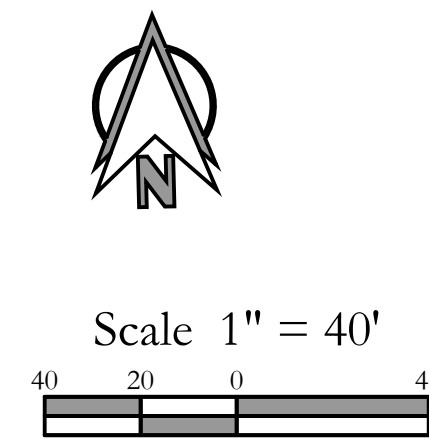


Located in the NW 1/4 Of Section 36, Township 4N, Range 1E, W.M.,
Clark County, Washington



OWNER/APPLICANT:
Canyon Crest Homes, LLC
Brent Kalliainen
23801 NE 42nd Court
Ridgefield, WA 98642
PH: (503) 907-5143
E-mail: kalliainenb@gmail.com

EXISTING LOT SIZE:
483,555 SQ.FT. (11.1 AC.)

PRESENT USE:
Three structures currently sit on the site, one three bedroom house, one one bedroom house, and a barn. All structures will remain.

TRANSPORTATION
There are no transit routes or stops within a quarter mile of the site. There are no existing pedestrian or bicycle facilities in the area

WATER AND SEWER
There is one existing well and two septic systems that will remain. There are no hydrants near the site.

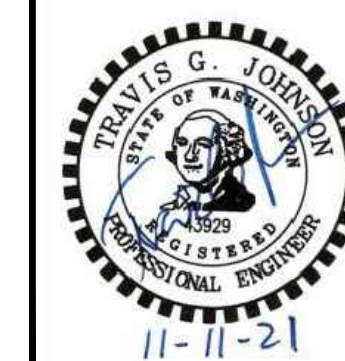
EXISTING ZONING:
Rural-5 (R-5)



LINETYPES		SYMBOLS	
— ST — ST — ST — ST —	STORM SEWER LINE		CATCH BASIN
— OHWP — OHWP — OHWP —	OVER HEAD POWER LINE		STORM MANHOLE
— W — W — W — W —	WATER LINE LOCATE		CURB INLET
— SA — SA — SA — SA —	SANITARY SEWER PIPE		FIRE HYDRANT
— T — T — T — T —	TELECOMM UTILITY		WATER VALVE
— E — E — E — E —	UNDERGROUND ELECTRIC		SAN SEWER MH
— X — X — X — X —	FENCE		UTILITY POLE
— — — — —	CENTERLINE		EXTG WELL
— — — — —	RIGHT OF WAY		TEL PEDESTAL
— — — — —	EDGE OF PAVEMENT		GUY WIRE
— — — — —	CURB LINE		MAILBOX
— — — — —	EDGE OF GRAVEL		EXTG TREES
— — — — —	SIDEWALK		
— — — — —	PAVEMENT STRIPING		
— — — — —	LOT LINE		
— — — — —	PROPERTY BOUNDARY		
— — — — —	CONTOUR LINE		

Revisions	Existing Conditions Plan For:
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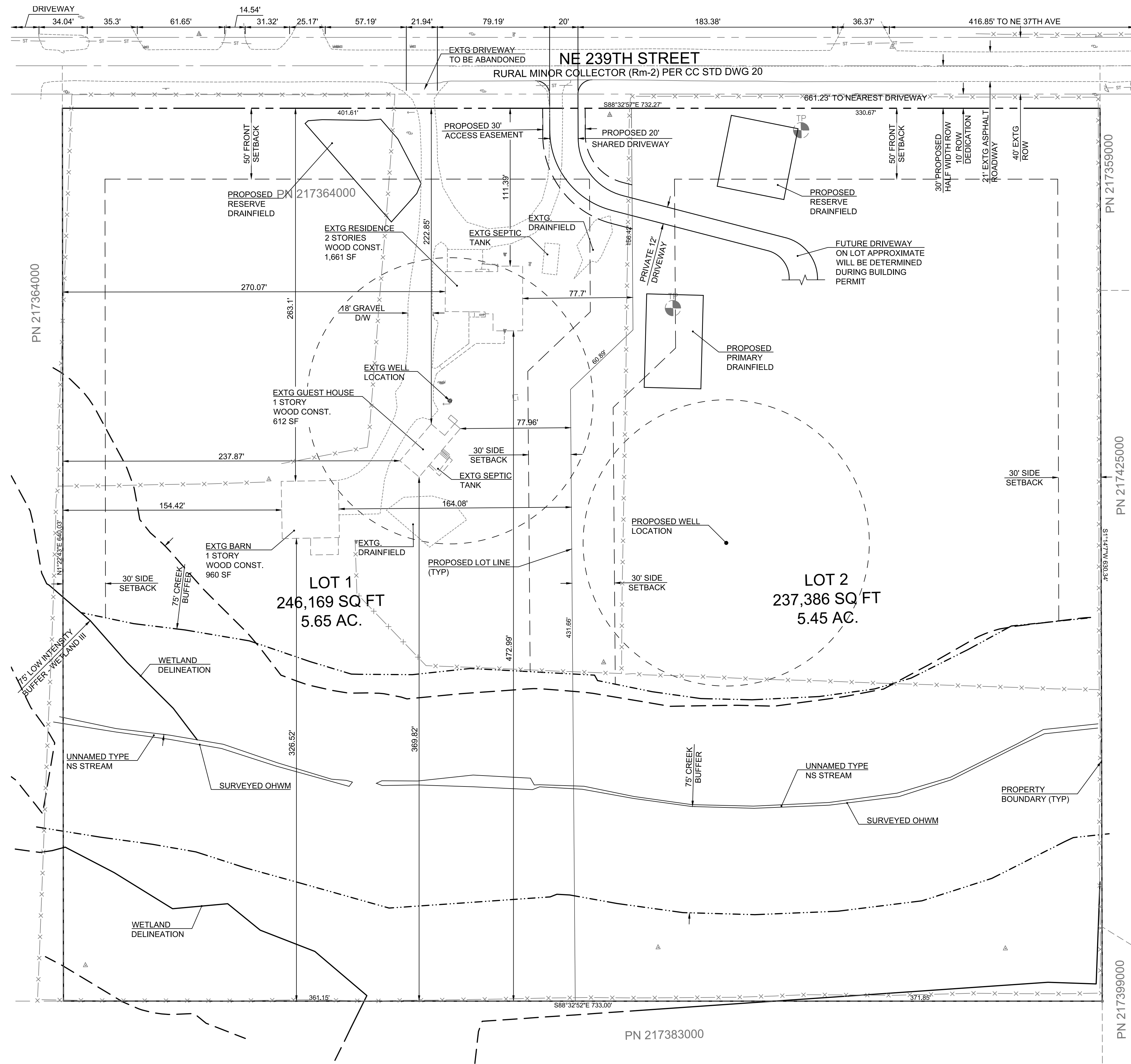
Revisions	
1	11/11/2021
2	Submitted for Review
3	
4	
5	



Project No. 3269	
SCALE:	H: 1" = 40' V: N/A
DESIGNED BY:	TA
DRAFTED BY:	TA
REVIEWED BY:	TC

NE 239th St Short Plat

Located in the NW ¼ of Section 36, T4N, R1E, W.M.
Clark County, Washington



VICINITY MAP
NTS.

PROJECT NOTES

OWNER/APPLICANT:
Canyon Crest Homes, LLC
Brent Kalliainen
23801 NE 42nd Court
Ridgefield, WA 98642
PH: (503) 907-5143
E-mail: kalliainenb@gmail.com

CONTACT:
PLS Engineering
Contact: Travis G. Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
PH: (360) 944-6519
pm@plsengineering.com

SITE ADDRESS & INFO:
Parcel Number: 217384000
Address: 3403 NE 239th St, Ridgefield, WA
98642

EXISTING LOT SIZE:
483,555 SQ.FT. (11.1 AC.)

PRESENT USE:
Three structures currently sit on site, one three bedroom house, a single bedroom guest house, and a barn. All structures will remain.

PROPOSED USE:
Single Family Residential.

LOT 1 : 246,169 SQ.FT. (5.65 AC.)
LOT 2 : 237,386 SQ.FT. (5.45 AC.)

ENVIRONMENTAL CONSTRAINTS:

There are no areas within a 100-year floodplain, no landslide hazards, no flood zone components, no designated shoreline areas, and no known significant historic resources onsite. There exists a erosion hazard area near the souther border of the site. The southern portion of the site is classified as being an area of potential instability. There are two Category III wetlands onsite as well as a non-fish bearing stream. A 75' Low Intensity buffer is shown. The site lies in a category 2 critical aquifer recharge areas. Information based off Clark County GIS data.

TRANSPORTATION

There are no transit routes or stops within a quarter mile of the site. There are no proposed pedestrian or bicycle improvements and there are no existing pedestrian facilities. There are no known road segments in excess of 15% near on within 500' of the site.

The site has a single proposed access point off of NE 239th St.

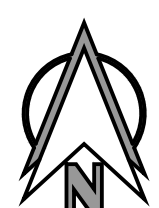
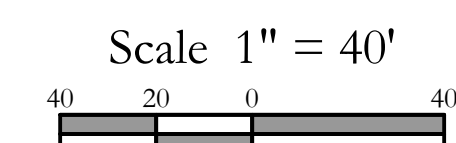
WATER AND SEWER

There is one existing well and two septic systems that serve Lot 1. These will remain. A new private well and septic system is proposed to serve Lot 2.

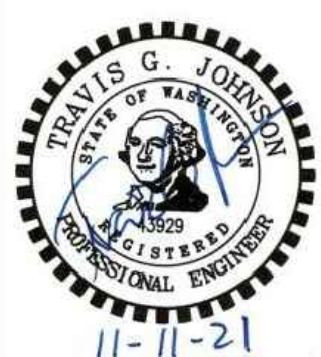
Water Purveyor = Clark Public Utilities
Sewer Purveyor = Rural

EXISTING ZONING:

Rural-5 (R-5)



Revisions		11/11/2021	Submitted for Review
1			
2			
3			
4			
5			
6			



Project No. 3269

SCALE: H: 1" = 40
V: N/A

DESIGNED BY:	TAC
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DRAFTED BY:	TAC
-------------	-----

REVIEWED BY:	TGJ
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2

2